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## MINUTES OF THE REGULAR MEETING OF THE CHULA VISTA REDEVELOPMENT CORPORATION (CVRC)

September 27, 2007

6:00 P.M.

A Regular Meeting of the Chula Vista Redevelopment Corporation was called to order at 6:14 p.m. in the Council Chambers, located in City Hall, 276 Fourth Avenue, Chula Vista, California.

### CVRC ROLL CALL

PRESENT: Directors: Desrochers, Lewis, Munoz, Reyes, Rooney, Salas

ABSENT: Directors: Paul

ALSO PRESENT: Executive Director/City Manager Garcia, Assistant City Manager/Tulloch, General Counsel Moore, Deputy General Counsel Shirey, Chief Financial Officer Kachadoorian, Assistant Chief Financial Officer Davis, Acting Community Development Director/Secretary Hix, Redevelopment Project Manager Crockett, Principal Community Development Specialist Lee, Senior Community Development Specialist Do, Community Development Specialist Johnson, Senior Community Development Specialist Kurz, Planning & Building Director Sandoval, Development Planning Improvement Manager Lytle, Senior Deputy City Clerk Peoples, Senior Administrative Secretary Fields

### PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

### PUBLIC COMMENTS

Raffi Cohen, representing Galaxy Commercial Holding, introduced himself and his staff to the CVRC Board, stating that he would not be able to be present at the next meeting when his Exclusive Negotiating Agreement would be presented.

Theresa Acerro, Chula Vista resident representing the Southwest Chula Vista Civic Association, spoke in opposition to a *Bayvista Walk* project being proposed in the southwest that she said has had zero public participation. She requested wide community input as to what the citizens want to see at their gateway.

### ACTION ITEMS

#### 1. APPROVAL OF MINUTES

##### *Staff Recommendation:*

A. That the CVRC approve the minutes of August 9, 2007.

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## ACTION ITEMS (continued)

ACTION: Director Desrochers moved approval of the CVRC minutes of August 9, 2007. Chairman Lewis seconded the motion, and it carried 4-0-2, with Directors Rooney and Salas abstaining, and Director Paul absent.

B. That the CVRC approve the minutes of August 23, 2007.

ACTION: Director Salas moved approval of the CVRC minutes of August 23, 2007. Director Reyes seconded the motion, and it carried 6-0 with Director Paul absent.

## 2. REDEVELOPMENT UNDERWRITING POOL

Directors Reyes and Salas stated that they would be abstaining from participation on this item as they both have potential conflicts of interest due to owning property within the boundary of the project area. They both left the dais and the Chambers.

The Chula Vista Bayfront Master Plan (CVBMP) was created by a joint planning effort between the City/Redevelopment Agency (Agency) and the San Diego Unified Port District (Port). This project envisions the development of a world-class waterfront through the use sound planning and economics. The CVBMP project area encompasses a total of 550 acres that includes approximately 490 acres of land area and 60 acres of water area that lie within the Bayfront Redevelopment Project Area. Over the next several years, the City anticipates that the CVBMP's new development and redevelopment projects will require between \$178 million and \$510 million in capital and infrastructure requirements.

Acting Community Development Director Hix introduced Chief Financial Officer Kachadoorian who presented the staff report.

ACTION: Motion by Chairman Lewis to adopt CVRC Resolution No. 2007-029, heading read, text waived:

CVRC RESOLUTION NO. 2007-029, RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THAT THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA AND THE CHULA VISTA CITY COUNCIL ESTABLISH A POOL OF INVESTMENT BANKING AND UNDERWRITING FIRMS FOR THE CHULA VISTA BAYFRONT AND REDEVELOPMENT AGENCY PROJECT AREAS

Director Desrochers seconded the motion, and it carried 4-0-2, with Directors Reyes and Salas abstaining and Director Paul absent.

Director Reyes returned to the Chambers and dais.

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## ACTION ITEMS (continued)

### 3. DOWNTOWN PARKING DISTRICT

Director Salas stated that he would be abstaining from participation on this item as he has a potential conflict of interest.

Parking is an integral part of the City's efforts to improve the viability of downtown Chula Vista, and it is part of a transportation system that includes multi-modal opportunities, such as bicycling, public transit, and walking. Providing convenient access for employees, residents, shoppers, and visitors requires supplying more than just parking spaces. It requires an effectively managed system that addresses the parking supply, operation, and demand for parking.

Acting Community Development Director Hix introduced Senior Community Development Specialist Do who presented the staff report.

Greg Mattson, representing the Third Avenue Village Association, spoke in support of the action plan in the staff recommendation, as well as of the other development items being brought forward on the agenda.

ACTION: Motion by Chairman Lewis to adopt CVRC Resolution No. 2007-030, heading read, text waived:

CVRC RESOLUTION NO. 2007-030, RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION ACCEPTING THE DOWNTOWN PARKING MANAGEMENT STUDY AND RECOMMENDING THAT THE CITY COUNCIL (a) ACCEPT THE DOWNTOWN PARKING MANAGEMENT STUDY; (b) APPROVE THE DOWNTOWN PARKING INTERIM ACTION PLAN; AND (c) DIRECT STAFF TO PREPARE A DOWNTOWN PARKING MANAGEMENT PLAN

Director Rooney seconded the motion, and it carried 5-0-1 with Director Salas abstaining and Director Paul absent.

Director Salas returned to the Chambers and dais.

### 4. CONSIDERATION OF THE SALE OF SPACE 118 AT ORANGE TREE MOBILEHOME PARK

In November 1987, Orange Tree Mobilehome Park converted to resident ownership. The Agency assisted residents in purchasing their park with a \$600,000 acquisition loan, which was converted to loans for lower income residents to help them purchase spaces they had been renting. At that time, 29 residents either did not wish to or could not afford to purchase their mobilehome spaces. The Redevelopment Agency agreed to purchase the remaining spaces after the newly formed homeowner's association was unable to secure the financing to purchase them. The Redevelopment Low and Moderate Income Housing Set-aside Fund was used to purchase the remaining spaces. Residents who did not purchase their space remained as renters in the Park. It was also the Agency's intent to sell these remaining spaces as new mobilehome buyers moved into the park, or to sell the spaces to the current residents when they were in the position to buy.

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## ACTION ITEMS (continued)

Acting Community Development Director Hix introduced Senior Community Development Specialist Kurz who presented the staff report.

Director Desrochers provided the Board with a brief background on the establishment of the park.

ACTION: Motion by Director Desrochers to adopt CVRC Resolution No. 2007-031, heading read, text waived:

CVRC RESOLUTION NO. 2007-031, RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THAT THE REDEVELOPMENT AGENCY AUTHORIZE THE COMMUNITY DEVELOPMENT DIRECTOR TO EXECUTE A "REAL ESTATE PURCHASE CONTRACT" AND RELATED DOCUMENTS FOR THE SALE OF SPACE 118 AT ORANGE TREE MOBILEHOME PARK

Director Rooney seconded the motion, and it carried 6-0 with Director Paul absent.

### 5. PRE-SUBMITTAL REVIEW FOR 248 CHURCH AVENUE

Director Salas stated that he would be abstaining from participation on this item as his property is within 500 feet of the subject parcel. He then left the dais and the Chambers.

The 248 Church Avenue development proposal is comprised of ten townhomes on an approximately 13,856 square foot City-owned parcel in the urban core. The preliminary proposal for this site is presented by Voyage, LLC ("Developer").

Redevelopment Manager Crockett presented the staff report, noting that the proposed project was well received by the RAC. He then introduced the applicant, James Brown of Voyage, LLC.

Mr. Brown provided a brief PowerPoint presentation on his firm's proposed project.

Director Reyes stated for the record that he had met with the applicant and reviewed the project.

Director Salas returned to the Chambers and dais.

### 6. INFORMATION UPDATE ON THE SOUTHWEST COMMUNITY STRENGTHENING STRATEGIES

The Southwest Community Strengthening Strategies Work Program is underway, and City staff has taken a number of initial steps. The consulting firm of Moore Iacafano Goltsman, Inc. (MIG) has been selected and hired to assist Southwest community partners in designing a process for community building. In addition, a team of Chula Vista representatives, including community members, attended a National League of Cities Roundtable on Building Equitable Communities, which provided excellent information and best practices from other cities.

## ACTION ITEMS (continued)

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Acting Community Development Director Hix provided a brief overview of the staff report.

City Councilmember Ramirez spoke about the importance of using data in assessing community needs and assets.

Development Planning Improvement Manager Lytle provided the Board with a GIS "atlas" for Southwest Chula Vista and spoke regarding the catalysts and challenges, noting that there are no challenges, just opportunities. She also spoke regarding pragmatic leadership and the role of City Hall in the process.

Community Development Specialist Johnson provided the vision statement, goals, next steps and conclusion.

Ed Hall, Chula Vista resident representing the Chula Vista Recreation Department, stated that his department was very supportive and looking forward to participating in the process.

Tanya Rovira-Osterwalder, Chula Vista resident representing HEAC (Healthy Eating Active Communities), spoke in support of the City of Chula Vista's efforts, and expressed her organization's excitement about evaluating opportunities in the southwest area.

Steve Palma, Chula Vista resident and Southwest Chula Vista native, stated that he had previously been a "doubting Thomas", but after attending the Roundtable, he pledged his continuing efforts to volunteer for the City to make it a better place.

Directors Reyes, Rooney, Salas and Lewis congratulated the staff and conference attendees, and expressed their interest in participating wherever and whenever needed. They pledged their support for future efforts and implementation of the program.

## 7. CHIEF EXECUTIVE OFFICER'S REPORTS

Chief Executive Officer Garcia provided information to the Directors on an upcoming CRA/CAL – ALHFA Affordable Housing Conference being held October 24-25, 2007 at Crowne Plaza Anaheim Resort in Garden Grove. He asked anyone interested in attending to contact Community Development staff immediately to meet registration deadlines. He further noted that there was a CVRC meeting scheduled for Thursday October 25<sup>th</sup> at 6:00 p.m., so anyone attending the conference would need to return in time for the meeting.

Mr. Garcia then stated that a Special Meeting of the CVRC for a CVRC Board Development Workshop had been scheduled for October 11<sup>th</sup> from 4 p.m. to 9 p.m. at the John Lippitt Public Works Center, and therefore, the Regular Meeting had been cancelled.

Mr. Garcia advised the Board that the City Council had received a request from the Southwest Chula Vista Civic Association requesting a seat on the RAC (Redevelopment Advisory Committee), which will have three seats coming up for appointment in October of 2008. He added that they had been advised of the proper process to request a seat.

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Lastly, Chief Executive Officer Garcia stated that a Joint Workshop with the RAC was being planned for sometime in January or February of 2008.

## 8. CHAIRMAN'S REPORTS

### A. SUBCOMMITTEE REPORT ON THE SWEETWATER UNION HIGH SCHOOL DISTRICT ASSET UTILIZATION PROJECT

Director Reyes read into the record, the following statement pertaining to a potential conflict he may have regarding this item: "Mr. Chairman, I may have a potential conflict of interest on this item which the City Attorney's Office is currently researching. I am in the process of entering into a contractual agreement, which began before I took this position with the CVRC Board, with the High School Sweetwater District. So out of an abundance of caution, I am recusing myself from the participation on this item now and in the near future." Mr. Reyes left the dais and the Chambers.

Chairman Lewis stated that the subcommittee report was nothing more than a report at this point in time, and that it was provided for information only--for the Directors to acquaint themselves with in preparation for a future presentation by the Sweetwater Union High School District. Director Desrochers, who also serves on the subcommittee, stated that several meetings were held with the Sweetwater Union High School District, and requested that staff invite subcommittee members to the next CVRC meeting on October 25<sup>th</sup>. He added that he would, unfortunately, not be present at that meeting. He further wanted to assure the District that the report by the subcommittee was an "unofficial position," and that everyone would remain open-minded. He stated that he looked forward to hearing their presentation.

Director Reyes returned to the Chambers and dais.

## 9. DIRECTORS' COMMENTS

Director Salas announced that the National Association of Housing & Redevelopment Organization to which he belonged, was having their national conference in San Diego on, he believed, October 26<sup>th</sup> through 29<sup>th</sup> at the Convention Center. He stated that this would be a good venue for the Directors to attend if they were unable to make the Anaheim conference.

## ADJOURNMENT

At 7:46 p.m., Chairman Lewis adjourned the meeting to a Special Meeting on October 11, 2007 at 4:00 p.m. at the John Lippitt Public Works Center.

The Regular Meeting of October 11, 2007 has been cancelled. The next Regular Meeting will be held October 25, 2007 at 6:00 p.m. in the Council Chambers.

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Ann Hix, Secretary